

The California Land Conservation (Williamson) Act



2002 Status Report



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Governor
State of California

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The Resources Agency

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II. ENROLLMENT CHANGE SUMMARIES AND TRENDS

Net Acreage Increases and Decreases

Net Enrollment Increase

In 2000, Colusa County maintained its top ranking in the "Net Enrollment Increase" category. In that year, Colusa County's Williamson Act program added 24,399 acres of prime farmland and lost 2,762 acres of nonprime land. Glenn County's Williamson Act program added 20,035 acres of prime farmland and lost only 27 acres of nonprime land.

All four new counties made the top ten list for 2001. Merced County led the new (and old) counties by adding 215,249 acres of prime farmland and 122,907 acres of nonprime land. The growth of Colusa County's program was stymied by a precipitous decline in new enrollments and the continual loss of contracted acreage through public acquisitions.

Net Enrollment Decrease

For 2000, Yolo County owes its top ranking in "Enrollment Decrease" to a large amount of nonrenewal expirations and net adjustments that occurred in the county in 2000. In that year, Yolo County's Williamson Act program lost 31,459 acres of prime farmland and 173 acres of nonprime land.

In 2001, Mendocino County's Williamson Act program lost 664 acres of prime farmland and 13,805 acres of nonprime land. Mendocino County lost most of its acreage through nonrenewal expirations. Nonrenewal expirations and a lack of new enrollments account for most of Sacramento County's net loss of 3,574 acres of prime farmland and 4,542 acres of nonprime land from its Williamson Act program.

Statewide, the Williamson Act program grew by 367,317 acres during 2000 and 2001. In comparison, the Williamson Act program grew by 87,312 acres during 1998 and 1999.

Cross-Reference: Page 27, Appendix C

Top 10 Counties with the Largest Enrollment Increase (Net) in 2000 and 2001

2000				2001			
Ranking		County	Acres	Ranking		County	Acres
1999	2000			2000	2001		
1	1	Colusa	21,637	n/a	1	Merced*	338,155
5	2	Glenn	20,008	n/a	2	Imperial*	30,768
2	3	Kern	11,084	4	3	San Luis Obispo	28,599
3	4	San Luis Obispo	7,699	2	4	Glenn	16,917
5	5	Santa Cruz	5,739	n/a	5	Mono*	8,449
4	6	Monterey	4,908	n/a	6	Sutter*	6,802
8	7	Siskiyou	4,462	n/a	7	Yolo	5,784
n/a	8	Tehama	3,367	n/a	8	Shasta	4,834
23	9	Kings	2,002	1	9	Colusa	4,442
n/a	10	Santa Barbara	1,966	3	10	Kern	3,048

*Newly enrolled county as of January 1, 2001

Top 10 Counties with the Largest Enrollment Decrease (Net) in 2000 and 2001

2000				2001			
Ranking		County	Acres	Ranking		County	Acres
1999	2000			2000	2001		
4	1	Yolo	-31,631	16	1	Mendocino	-14,470
15	2	Sacramento	-12,270	2	2	Sacramento	-8,115
5	3	San Diego	-10,844	n/a	3	Santa Barbara	-4,723
2	4	Santa Clara	-9,728	n/a	4	Santa Cruz	-4,349
3	5	Placer	-6,966	3	5	San Diego	-4,241
7	6	Tulare	-6,622	7	6	Solano	-2,931
19	7	Solano	-6,544	8	7	Fresno	-2,847
13	8	Fresno	-6,034	n/a	8	San Benito	-2,537
6	9	Stanislaus	-5,943	n/a	9	Madera	-2,513
9	10	Riverside	-5,048	19	10	Contra Costa	-2,450

New Enrollments

A new enrollment is the execution of an enforceable restriction, resulting in an increase in the amount of restricted acreage.

New enrollments are filed with the anticipation of maintaining the contracted land in agriculture or open space for at least ten years. As such, new enrollments may be seen as an indicator of agricultural stability in a particular location.

In 2000, the amount of new enrollments decreased by 72,820 acres statewide compared to 1999. Colusa County has added 111,290 acres of Williamson Act contracted land to its program over the past three years. Colusa County's large number of new enrollments is due to the opening of a large portion of the county to contract enrollment for the first time in 1997. In addition, Colusa County's decision to begin offering FSZ contracts in 2000 likely sparked additional landowner interest. Glenn County's adoption of the FSZ provisions in 2000 triggered a large number of new enrollments. In that year, Glenn County enrolled 15,158 acres of previously non-contracted land into its FSZ program.

In 2001, the amount of new enrollments increased by 374,390 acres statewide compared to 2000. Imperial, Merced, Mono, and Sutter Counties enrolled Williamson Act contracts for the first time in 2001. Collectively, the four new counties placed 384,175 acres of land under contract. Of that acreage, 259,549 acres is prime farmland. San Luis Obispo County's ranking was largely due to the enrollment of 25,000 acres of nonprime land under a single contract.

Statewide, new enrollments averaged 91,625 acres annually from 1991 to 1999. In comparison, new enrollments in 2000 and 2001 were well above the annual average. Since 1991, the greatest amount of new acreage was enrolled in 2001 (497,503) and the least in 1993 (60,193).

Cross-Reference: Page 31, Appendix C

Top 10 Counties with the Greatest Amount of New Enrollments in 2000 and 2001

2000				2001			
Ranking		County	Acres	Ranking		County	Acres
1999	2000			2000	2001		
1	1	Colusa	26,592	n/a	1	Merced*	338,155
7	2	Glenn	19,926	n/a	2	Imperial*	30,768
3	3	Kern	12,069	4	3	San Luis Obispo	30,151
4	4	San Luis Obispo	9,631	2	4	Glenn	16,894
13	5	Fresno	7,883	3	5	Kern	14,998
n/a	6	Santa Cruz	5,315	n/a	6	Mono*	8,449
5	7	Monterey	5,104	1	7	Colusa	7,910
27	8	San Joaquin	4,850	n/a	8	Sutter*	6,802
28	9	Tehama	3,883	n/a	9	Madera	6,417
25	10	Santa Barbara	3,155	26	10	Shasta	4,574

*Newly enrolled county as of January 1, 2001

Regional Ranking by the Amount of New Enrollments in 2000 and 2001

2000		2001	
Region	Acres	Region	Acres
Sacramento Valley	52,436	San Joaquin Valley	370,287
San Joaquin Valley	29,026	Sacramento Valley	35,993
Bay & Central Coast	28,014	Bay & Central Coast	35,666
Foothill & Sierra	4,738	South Coast & Desert	33,082
North Coast & Mountain	4,709	Foothill & Sierra	13,836
South Coast & Desert	4,191	North Coast & Mountain	8,639
Total	123,113	Total	497,503

Farmland Security Zone Transfers

A farmland security zone (FSZ) transfer is the rescission of an existing Williamson Act contract with the concurrent creation of a FSZ contract on the same land. FSZ transfers do not result in a net change to the amount of contracted acreage within a county.

FSZ transfers signify a long-term agricultural commitment in particular areas. This commitment is made possible only upon deliberate action by the county in adopting the FSZ program and, subsequently, by the landowner in petitioning for the FSZ transfer.

In 2000, ten counties joined the FSZ program. Of those ten counties, only El Dorado and Santa Cruz Counties did not make the top ten for “FSZ Transfers”. Of the 202,952 acres that were transferred into FSZ contracts statewide in 2000, over 90 percent was prime farmland. As a percentage of its total Williamson Act acreage in 1999, San Joaquin County transferred over the most Williamson Act contracted land into FSZ contracts in 2000 (9.2 percent). By that same measure, Colusa and Glenn Counties transferred over the next highest percentage of their Williamson Act land to FSZ contracts in 2000: 7.0 percent and 6.5 percent, respectively.

In 2001, Fresno, Madera, Marin, and Tehama Counties joined the FSZ program and collectively transferred 53,079 acres into FSZ contracts. Of the 96,366 acres that were transferred into FSZ contracts statewide in 2001, 78 percent was prime farmland.

Cross-Reference: Page 28, Appendix C

Top 10 Counties with the Greatest Amount of FSZ Transfers in 2000 and 2001

2000				2001			
Ranking		County	Acres	Ranking		County	Acres
1999	2000			2000	2001		
n/a	1	Kern	73,934	n/a	1	Madera	34,925
n/a	2	San Joaquin	47,313	4	2	Glenn	11,313
1	3	Kings	29,240	1	3	Kern	11,268
n/a	4	Glenn	21,060	n/a	4	Marin	11,046
n/a	5	Colusa	19,476	2	5	San Joaquin	8,623
n/a	6	Monterey	4,734	n/a	6	Tehama	5,897
n/a	7	Plumas	3,146	8	7	Tulare	5,510
n/a	8	Tulare	2,550	3	8	Kings	4,474
n/a	9	Ventura	723	6	9	Monterey	1,259
2	10	Lassen	519	n/a	10	Fresno	1,211

Regional Ranking by the Amount of FSZ Transfers in 2000 and 2001

2000		2001	
Region	Acres	Region	Acres
San Joaquin Valley	153,037	San Joaquin Valley	66,011
Sacramento Valley	40,536	Sacramento Valley	17,604
Bay & Central Coast	4,858	Bay & Central Coast	12,305
Foothill & Sierra	3,146	Foothill & Sierra	246
South Coast & Desert	856	South Coast & Desert	200
North Coast & Mountain	519	North Coast & Mountain	0
Total	202,952	Total	96,366

Nonrenewal Initiations

The initiation of nonrenewal on an enforceable restriction by either the landowner or the local government.

Nonrenewals are often filed with the anticipation of converting farmland to other uses. As such, nonrenewal trends may be seen as an indicator of likely farmland conversion in particular locations.

In 2000, the amount of acreage entering nonrenewal increased by 18,644 acres statewide compared to 1999. Mendocino County's ranking for 2000 is the result of its effort to eliminate contracted acreage unsuitable for continued participation in their Williamson Act program. Using questionnaires and hearings, Mendocino County identified unsuitable contracted acres and then began their nonrenewal. The Mendocino County Board of Supervisors, as opposed to private landowners, initiated nearly all of the nonrenewals. In Orange County, one landowner is responsible for initiating nonrenewal on the 7,814 acres reported in 2000. Similarly, in that same year one landowner is responsible for 93 percent (6,491 acres) of the nonrenewal initiated acreage in San Luis Obispo County.

In 2001, the amount of acreage entering nonrenewal decreased by 28,392 acres statewide compared to 2000. Except for Placer, San Joaquin and San Luis Obispo Counties, many of 2000's top ten counties did not appear in 2001's top ten. With two consecutive top ten rankings, Placer County is now ranked fifth statewide in the percentage of its total enrollment that is in nonrenewal (13.5 percent). By that same measure, Placer's neighbors, Nevada and El Dorado Counties, are ranked second (24.0 percent) and fourth (15.2 percent) among counties, respectively.

Statewide, nonrenewal has been initiated on an average of 43,329 acres annually from 1991 to 1999. In comparison, nonrenewal initiations in 2000 were slightly above that average, while in 2001 they were well below. Since 1991, nonrenewal was initiated on the most contracted acreage in 1991 (145,755) and the least in 1997 (15,259).

Cross-Reference: Page 32, Appendix C

Top 10 Counties with the Greatest Amount of Nonrenewal Initiations in 2000 and 2001

2000				2001			
Ranking		County	Acres	Ranking		County	Acres
1999	2000			2000	2001		
n/a	1	Mendocino	14,191	n/a	1	Monterey	1,836
n/a	2	Orange	7,814	20	2	San Benito	1,809
n/a	3	San Luis Obispo	6,937	6	3	San Joaquin	1,714
n/a	4	Santa Clara	3,775	14	4	Riverside	1,526
15	5	Placer	2,658	5	5	Placer	1,306
4	6	San Joaquin	2,052	15	6	Yolo	929
8	7	Kings	1,222	3	7	San Luis Obispo	846
18	8	Tulare	779	30	8	Santa Barbara	825
11	9	Stanislaus	671	19	9	Tehama	747
33	10	Amador	650	11	10	Kern	682

Regional Ranking by the Amount of Nonrenewal Initiations in 2000 and 2001

2000		2001	
Region	Acres	Region	Acres
North Coast & Mountain	14,578	Bay & Central Coast	5,662
Bay & Central Coast	11,464	San Joaquin Valley	4,346
South Coast & Desert	8,501	South Coast & Desert	2,444
San Joaquin Valley	5,815	Sacramento Valley	2,228
Foothill & Sierra	3,373	Foothill & Sierra	1,467
Sacramento Valley	810	North Coast & Mountain	0
Total	44,540	Total	16,148

Nonrenewal Expirations

A nonrenewal expiration is the termination of an enforceable restriction as a result of completing the nonrenewal process.

By far, most contracted land is terminated through nonrenewal. Upon the expiration of a contract, the restrictions are removed and the property tax assessment, which has been gradually increasing from the Williamson Act level over the nonrenewal period, returns to its full market value.

In 2000, the amount of contracted land terminated through nonrenewal expirations decreased by 25,927 acres statewide compared to 1999. Santa Clara County's ranking for 2000 is largely due to the expiration of 9,748 acres under a single contract between The Nature Conservancy and Santa Clara County. Sacramento and Yolo County's real estate climate in the early 1990s may explain the nonrenewal expirations in 2000 and 2001.

In 2001, nonrenewal expirations decreased by 17,734 acres statewide compared to 2000. Mendocino County conducted a Williamson Act program review in the early 1990s. Consequently, most of the land taken out of contract through nonrenewal in 2001 was deemed by Mendocino County in 1992 as unsuitable for continued participation in the Williamson Act. The anticipated growth of the City of Bakersfield may explain the nonrenewal expirations in Kern County.

Statewide, the amount of land terminated through nonrenewal expirations averaged 64,305 acres annually from 1991 to 1999. In comparison, nonrenewal expirations in 2000 and 2001 surpassed that average.

Cross-Reference: Page 33, Appendix C

Top 10 Counties with the Greatest Amount of Nonrenewal Expirations in 2000 and 2001

2000				2001			
Ranking		County	Acres	Ranking		County	Acres
1999	2000			2000	2001		
6	1	Yolo	14,632	23	1	Mendocino	15,669
7	2	Sacramento	11,221	25	2	Kern	10,316
3	3	Santa Clara	11,045	1	3	Yolo	9,654
4	4	Placer	6,966	40	4	Madera	8,246
20	5	Solano	5,856	2	5	Sacramento	7,943
15	6	Tulare	5,543	28	6	Tehama	3,623
8	7	San Joaquin	4,780	5	7	Solano	2,799
16	8	Riverside	4,775	16	8	San Benito	2,608
1	9	Stanislaus	4,342	7	9	San Joaquin	1,281
32	10	El Dorado	2,477	27	10	San Luis Obispo	1,261

Regional Ranking by the Amount of Nonrenewal Expirations in 2000 and 2001

2000		2001	
Region	Acres	Region	Acres
Sacramento Valley	33,597	Sacramento Valley	24,969
San Joaquin Valley	16,836	San Joaquin Valley	22,995
Bay & Central Coast	16,276	North Coast & Mountain	15,828
Foothill & Sierra	14,762	Bay & Central Coast	6,664
South Coast & Desert	8,260	Foothill & Sierra	3,166
North Coast & Mountain	2,732	South Coast & Desert	1,107
Total	92,464	Total	74,730

Cancellations

A cancellation is the immediate termination of an enforceable restriction by a landowner, which requires payment of a cancellation fee and board/council approval based on rigorous findings.

State law limits the use of the cancellation method to narrow conditions. Due to the rigorous findings required for approval, cancellations typically account for a small fraction of total contract terminations each year. Assembly Bill 1944, effective January 1, 2001, requires local governments to notify the Department of Conservation of cancellation petitions and, subsequently, to consider the Department comments on such petitions.

In 2000, the amount of contracted land terminated through cancellation decreased by 1,012 acres statewide compared to 1999. Sierra County reported its first contract cancellation since the mid-1980s. In the same year, Solano County reported cancellations by the cities of Suisun City and Vacaville. Collectively, the cities of Suisun City and Vacaville cancelled 187 acres, resulting in cancellation fees of \$435,250.

In 2001, cancellations decreased by 132 acres statewide compared to 2000. San Joaquin County reported cancellations by the City of Stockton for residential development and landfill expansion. The 156 acres cancelled by the City of Stockton resulted in cancellation fees of \$403,325. Fresno County cancelled 35 of the 112 acres reported in 2001, with the balance having been cancelled by various cities. The proposed alternative uses of the Fresno County cancellations include commercial/industrial uses and residential development. Contra Costa County reported a single cancellation by the City of San Ramon for residential development. The City of San Ramon cancellation resulted in a cancellation fee of \$908,375.

Statewide, an average of 1,666 acres were cancelled annually from 1991 to 1999. In comparison, the amounts of contracted land cancelled in 2000 and in 2001 were well below that average.

Cross-Reference: Page 35, Appendix C

Top 10 Counties with the Greatest Amount of Cancellations in 2000 and 2001

2000				2001			
Ranking		County	Acres	Ranking		County	Acres
1999	2000			2000	2001		
n/a	1	Sierra	188	7	1	San Joaquin	156
n/a	2	Solano	157	4	2	Fresno	112
n/a	3	Riverside	121	n/a	3	Contra Costa	87
5	4	Fresno	107	3	4	Riverside	55
n/a	5	Santa Barbara	48	n/a	5	Stanislaus	53
6	6	Siskiyou	32	n/a	6	Kings	20
4	7	San Joaquin	24	n/a	7	Butte	7
2	8	Santa Clara	15	9	8	Kern	3
10	9	Kern	2				
9	10	Yolo	1				

Regional Ranking by the Amount of Cancellations in 2000 and 2001

2000		2001	
Region	Acres	Region	Acres
Foothill & Sierra	188	San Joaquin Valley	344
South Coast & Desert	169	South Coast & Desert	125
Sacramento Valley	157	Bay & Central Coast	87
San Joaquin Valley	134	Sacramento Valley	7
North Coast & Mountain	32	Foothill & Sierra	0
Bay & Central Coast	15	North Coast & Mountain	0
Total	695	Total	563

Public Acquisitions

A public acquisition is the immediate termination of an enforceable restriction through eminent domain, or in lieu of eminent domain, by a public agency. The public agency may need to make specific findings and notify the Director of Conservation.

Williamson Act contracted land is acquired for a wide range of public improvements. Wildlife habitat, water resource management, public open space, and schools are common alternative uses of publicly acquired contracted land.

In 2000, the amount of contracted land publicly acquired increased by 22,771 acres compared to 1999. Fresno County maintained its top ranking from the previous year. The Westlands Water District (WWD) acquired 11,633 acres of contracted land in Fresno County in 2000. Notably, the WWD also acquired 643 acres of contracted land within Fresno County in 1999. San Diego County owes its 2000 ranking primarily to acquisitions by the State of California (5,569 acres), the federal government (2,481 acres), and the City of San Diego (1,440 acres).

In 2001, the amount of contracted land publicly acquired decreased by 17,974 acres compared to 2000. San Diego County topped the list with public acquisitions by the State of California (2,375 acres), the federal government (1,028 acres), and the County itself (829 acres). Colusa County owes its ranking in 2001 to a single 3,230-acre acquisition by the Bureau of Land Management. Among other smaller acquisitions, Fresno County reported a 1,545-acre acquisition by the Panoche Drainage District and a 1,093-acre acquisition by the WWD.

Statewide, public acquisitions averaged 22,113 acres annually from 1991 to 1999. In comparison, public acquisitions in 2000 surpassed the average, while those in 2001 did not.

Cross-Reference: Page 36, Appendix C

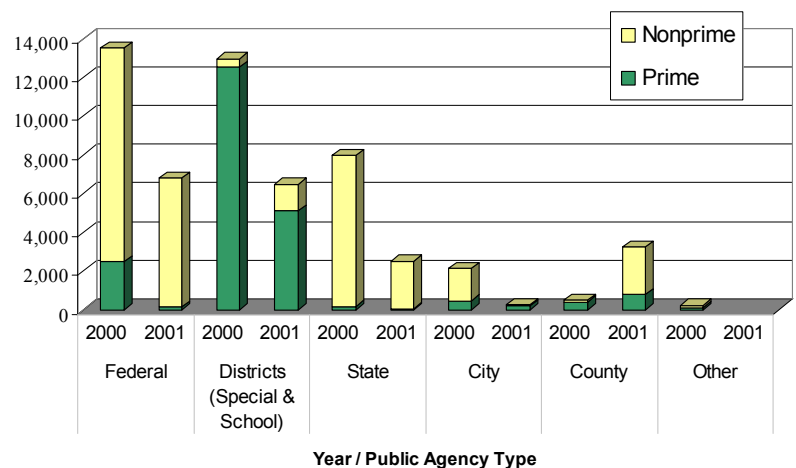
Top 10 Counties with the Greatest Amount of Public Acquisitions in 2000 and 2001

2000				2001			
Ranking		County	Acres	Ranking		County	Acres
1999	2000			2000	2001		
1	1	Fresno	12,373	2	1	San Diego	4,232
3	2	San Diego	9,810	3	2	Colusa	3,230
n/a	3	Colusa	4,895	1	3	Fresno	3,182
9	4	Stanislaus	2,075	16	4	Tulare	1,836
n/a	5	San Luis Obispo	1,583	13	5	Kern	1,551
16	6	Sacramento	1,547	21	6	Contra Costa	1,518
12	7	Yolo	1,155	10	7	Solano	1,311
n/a	8	Lassen	811	5	8	San Luis Obispo	814
6	9	Butte	592	4	9	Stanislaus	517
11	10	Solano	533	6	10	Sacramento	475

Regional Ranking by the Amount of Public Acquisitions in 2000 and 2001

2000		2001	
Region	Acres	Region	Acres
San Joaquin Valley	15,117	San Joaquin Valley	7,214
South Coast & Desert	9,962	Sacramento Valley	5,255
Sacramento Valley	8,787	South Coast & Desert	4,319
Bay & Central Coast	2,037	Bay & Central Coast	2,481
North Coast & Mountain	1,352	Foothill & Sierra	13
Foothill & Sierra	0	North Coast & Mountain	0
Total	37,255	Total	19,281

Public Agency Acquisition by Agency Type (Acres)



City Annexations

A city annexation is the succession or immediate termination of an enforceable restriction upon the annexation of contracted land by a city. A valid protest is required to terminate a contract, as determined by the local agency formation commission.

Certain contracts executed prior to 1991 may be terminated through city annexation only if the city filed a valid protest. At present the total amount of acreage restricted by protested contracts statewide is unknown.

In 2000, the amount of contracted land annexed by cities increased by 2,912 acres compared to 1999. County rankings were heavily influenced by a few large annexations. Within Kings County, the City of Avenal annexed 3,824 acres of contracted land in 2000. In the same year, the Cities of Corcoran, Lemoore, and Hanford also annexed lesser amounts of contracted land from Kings County. Within San Bernardino County, the City of Ontario annexed 4,139 acres of contracted land. This was the largest city annexation of contracted land reported for 2000 and 2001.

In 2001, the amount of contracted land annexed by cities decreased by 8,903 acres compared to 2000. Tulare County lost 682 acres of contracted land to the City of Visalia and 41 acres to the City of Porterville. The City of Newman annexed 144 acres from Stanislaus County in 2001. In the same year, San Joaquin County lost contracted acreage to the Cities of Stockton and French Camp.

Statewide, an average of 3,040 acres have been annexed to cities annually from 1991 to 1999. In comparison, the amount of city annexations in 2000 surpassed that average while in 2001 they did not.

Cross-Reference: Page 37, Appendix C

Top 10 Counties with the Greatest Amount of City Annexations in 2000 and 2001

2000				2001			
Ranking		County	Acres	Ranking		County	Acres
1999	2000			2000	2001		
n/a	1	Kings	4,964	5	1	Tulare	724
7	2	San Bernardino	4,461	3	2	Stanislaus	144
3	3	Stanislaus	325	4	3	San Joaquin	115
2	4	San Joaquin	170	n/a	4	Santa Barbara	50
6	5	Tulare	38	2	5	San Bernardino	19
n/a	6	Alameda	2	n/a	6	Riverside	5

Regional Ranking by the Amount of City Annexations in 2000 and 2001

2000		2001	
Region	Acres	Region	Acres
San Joaquin Valley	5,497	San Joaquin Valley	983
South Coast & Desert	4,461	South Coast & Desert	74
Bay & Central Coast	2	Bay & Central Coast	0
Foothill & Sierra	0	Foothill & Sierra	0
North Coast & Mountain	0	North Coast & Mountain	0
Sacramento Valley	0	Sacramento Valley	0
Total	9,961	Total	1,058

Net Adjustments

Adjustments may be the reconciliation of errors in records or previous reports, re-mappings or re-surveys, lot line adjustments, and/or parcel divisions.

Annually accounting for all of the changes that occur to the 16 million acre Williamson Act program is a big task performed by local governments. The net adjustments category is partly a byproduct of the elimination of errors that occur in local government enrollment data. The category is also a byproduct of imperfect forms that local governments must use to report enrollment data.

Yolo County's ranking in 2000 was influenced by a compliance audit by the California Department of Finance. Pursuant to a written agreement between Kings County and the Cities of Lemoore, Avenal, Corcoran, and Hanford, Kings County adjusted its acreage in 2000 to reflect continued subvention payments on contracted acreage annexed that year into those cities. Siskiyou County adjustments in 2000 were the result of a "parcel by parcel" self-audit aimed at improving the accuracy of its Williamson Act enrollment data.

In 2001, Yolo County adjusted its enrollment totals to add back acreage that had been inadvertently removed in prior years. Santa Barbara County implemented a new enrollment tracking procedure in response to an audit by the California Department of Finance. This new tracking procedure resulted in an acreage discrepancy in 2001 that Santa Barbara County reconciled using adjustments. Stanislaus and Amador County's ranking were both influenced primarily by adjustments made to correct errors in their records.

Cross-Reference: Page 38, Appendix C

Top 10 Counties with the Greatest Amount of Adjustments (Net) in 2000 and 2001

2000				2001			
Ranking		County	Acres	Ranking		County	Acres
1999	2000			2000	2001		
26	1	Yolo	-16,004	1	1	Yolo	15,325
39	2	Kings	4,964	n/a	2	Santa Barbara	-5,136
16	3	Siskiyou	4,515	10	3	Stanislaus	2,667
n/a	4	Humboldt	-3,861	16	4	Amador	-834
6	5	Mendocino	-2,224	5	5	Mendocino	807
1	6	Tulare	-1,834	2	6	Kings	-718
27	7	Alameda	-1,765	n/a	7	Madera	-684
n/a	8	San Joaquin	-1,248	14	8	Lake	-543
3	9	Santa Cruz	423	9	9	Santa Cruz	-531
2	10	Stanislaus	-311	12	10	San Luis Obispo	523

Regional Ranking by the Amount of Adjustments (Net) in 2000 and 2001

2000		2001	
Region	Acres	Region	Acres
Sacramento Valley	-16,010	Sacramento Valley	15,344
San Joaquin Valley	1,675	South Coast & Desert	-5,117
Bay & Central Coast	-1,490	Foothill & Sierra	-978
North Coast & Mountain	-1,293	San Joaquin Valley	612
South Coast & Desert	-91	Bay & Central Coast	160
Foothill & Sierra	21	North Coast & Mountain	-9
Total	-17,188	Total	10,013

Contract Termination Trends

Statutorily, there are five ways to terminate a Williamson Act contract: nonrenewal, cancellation, public acquisition, city annexation, and easement exchange. For reporting purposes, acreage may also be removed on paper via "Net Adjustments". The easement exchange category is omitted from this analysis since outdated reporting forms prevented their reporting until 2001. No easement exchanges were reported in 2001.

Over the past decade, nonrenewal has been the most significant mechanism for the termination of Williamson Act contracted land. Since 1991, more contracted acreage has been terminated through nonrenewal than all of the other methods of termination combined. Statewide, an average of 67,813 acres of contracted land has expired annually from 1991 to 2001. Over that time period, the greatest amount of contracted acreage expired in 1999 (118,391 acres) and the least in 1993 (19,242 acres).

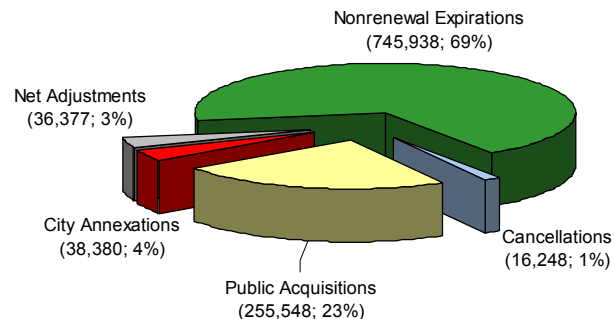
Public acquisition was the second most significant mechanism for the termination of contracted land. Since 1991, more contracted acreage has been terminated through public acquisitions than through net adjustments, city annexations, and cancellations combined. In 1993, more acreage was terminated through public acquisition than through any other method of termination, including nonrenewal. Statewide, an average of 23,232 acres of contracted land was acquired for public purposes each year from 1991 to 2001. Over that time period, the greatest amount of contracted acreage was acquired in 2000 (37,255 acres) and the least in 1998 (9,493 acres).

Net adjustments are the third most significant mechanism for the "removal" of contracted land. Again, a "Net Adjustment" is not a true method of contract termination. Since 1994, the largest net adjustment occurred in 1995 (20,239 acres removed) and the smallest in 1996 (4,394 acres added).

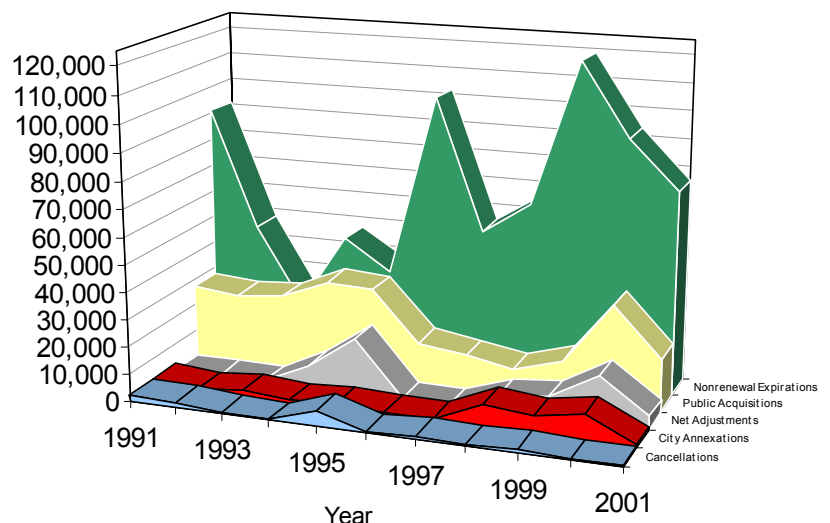
City annexation was the runner-up for the least utilized mechanism for the termination of contracted land. Statewide, an average of 3,489 acres of contracted land was annexed by cities each year from 1991 to 2001. Over that time period, the greatest amount of contracted land was annexed to cities in 2000 (9,961 acres) and the least in 1992 (863 acres).

Cancellation was the least utilized mechanism for the termination of contracted land. Statewide, an average of 1,477 acres was cancelled annually from 1991 to 2001. Since 1991, the greatest amount of acreage was cancelled in 1995 (5,694 acres) and the least in 1994 (155 acres).

**Cumulative Acres Terminated By Category: 1991-2001
(Acres; Percentage)**



**Termination Trend Comparison: 1991-2001
(Acres)**



Note: The Department of Conservation's data on net adjustments only reaches back to 1994. Also, local governments could not report easement exchanges until 2001. No easement exchanges were reported in 2001.

Cumulative Nonrenewal Trends

Cumulative nonrenewal acreage refers to the total amount of acreage undergoing the nine-year phase out of contract status at any one time.

Statewide cumulative nonrenewal acreage peaked at nearly 700,000 acres (record high) in 1993, and then began a steady decline that continued to 2001. In 1993, statewide cumulative nonrenewal acreage made up 4.4 percent of the total statewide enrollment; in 2001 it was 1.4 percent. Controlling for changes to total statewide enrollment, in 1993 there were 22 acres of continuing contracted acres per cumulative nonrenewal acre; in 2001 there were 72 acres.

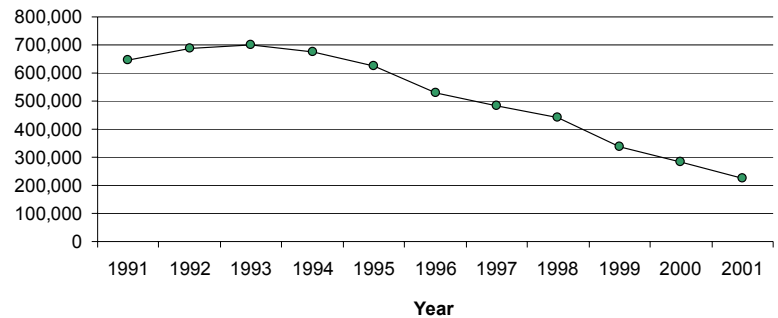
The middle graphic shows the prime/nonprime composition of the statewide cumulative nonrenewal acreage. Notably, the amount of cumulative nonrenewal acreage in both the prime and nonprime categories has been declining. Research has also shown that the proportion of prime/nonprime acreage among the cumulative nonrenewal acreage is similar to the statewide enrollment proportions. For example, in 2001 prime land represented 36 percent of the total statewide enrollment and 31 percent of the cumulative nonrenewal acreage.

The bottom graphic shows the decline in statewide cumulative nonrenewal acreage from a different perspective. Notably, in 1994 statewide nonrenewal expirations surpassed statewide nonrenewal initiations for the first time since 1986. This triggered the 8-year (and counting) decline in statewide cumulative nonrenewal acreage. Since 1994, statewide nonrenewal expirations have surpassed statewide nonrenewal initiations each year with the trend continuing in 2001.

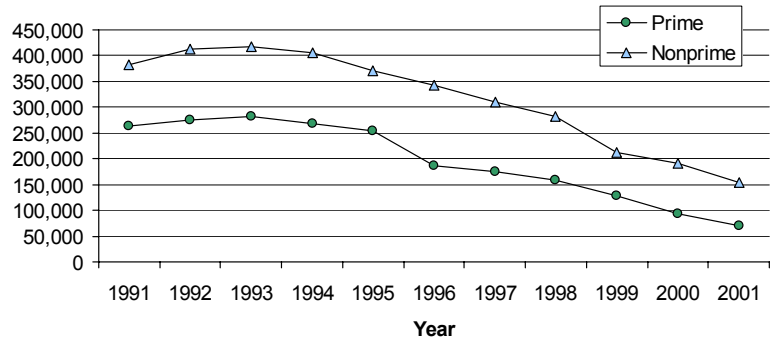
Regionally, the San Joaquin Valley has the most cumulative nonrenewal acreage (73,953 acres). However, taken as a percentage of the region's total enrollment, the San Joaquin Valley has the smallest amount of cumulative nonrenewal acreage (1.0 percent). By the same measure, the Foothill & Sierra region has the highest percentage of cumulative nonrenewal acreage (4.2 percent).

Cross-Reference: Pages 29 & 30, Appendix C

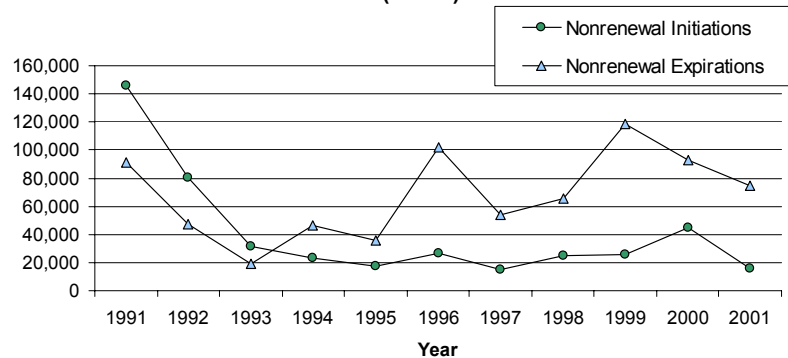
Statewide Cumulative Nonrenewal Acreage: 1991-2001



**Statewide Cumulative Nonrenewal Acreage 1991-2001
Prime v. Nonprime**



**Nonrenewal Initiations v. Nonrenewal Expirations: 1991-2001
(Acres)**



Farmland Security Zones

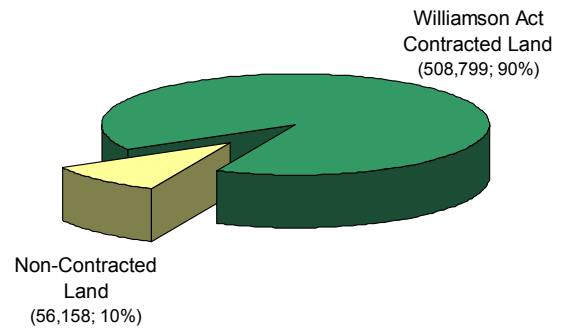
In August 1998, the farmland security zone (FSZ) provisions were enacted with the passage of Senate Bill 1182. The FSZ provisions offer landowners greater property tax reductions in return for a contractual commitment of at least 20 years.

As enacted in August of 1998, the FSZ provisions allowed for the creation of a FSZ contract only through the rescission of an existing Williamson Act contract. That requirement was changed on January 1, 2000, thus allowing non-contracted land to go straight into an FSZ contract. The graphic at right shows that most (90 percent) of the existing FSZ acreage was created through the rescission of existing Williamson Act contracts.

As of January 1, 2001, seventeen counties had a certain percentage of their Williamson Act land under FSZ contract. This percentage ranged from 35 percent (Kings) to 0.02 percent (Santa Barbara), with an average of 6 percent. Regionally, only the Sacramento Valley and San Joaquin Valley have greater than 1 percent of their total amount of contracted land under FSZ contract: 3.9 percent and 6.0 percent, respectively.

The FSZ program has grown by an average of 188,296 acres each year since its enactment. Since 1999 the FSZ program added the most acreage in 2000 (229,378 acres) and the least in 2001 (124,519 acres).

**The Origin of Existing Farmland Security Zone Contracts
(Acres; Percentage)**



**Farmland Security Zone Acreage and
Percentage of Total Enrollment By County***

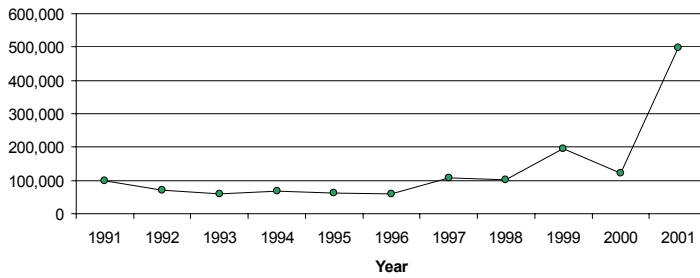
County	FSZ Acres	Percent of Total
Kings	242,615	34.73
Kern	85,211	4.95
Glenn	63,226	16.04
San Joaquin	55,945	10.3
Madera	38,842	6.95
Colusa	30,629	10.08
Monterey	13,447	1.78
Marin	11,046	10.59
Tulare	8,348	0.74
Tehama	6,783	0.84
Plumas	4,595	5.43
Fresno	1,386	0.09
Ventura	1,273	1.02
Lassen	1,098	0.36
El Dorado	185	0.45
Santa Barbara	133	0.02
Santa Cruz	123	0.63

*As of January 1, 2001

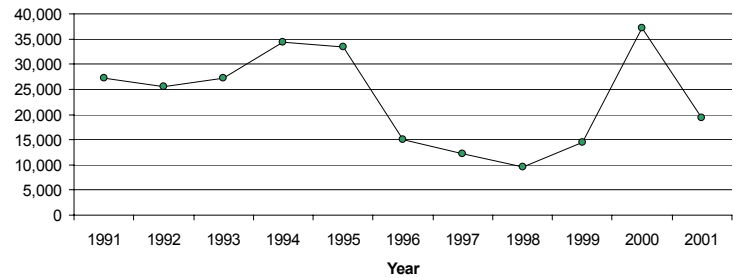
II. ENROLLMENT CHANGE SUMMARIES AND TRENDS

TRENDS OVER THE DECADE

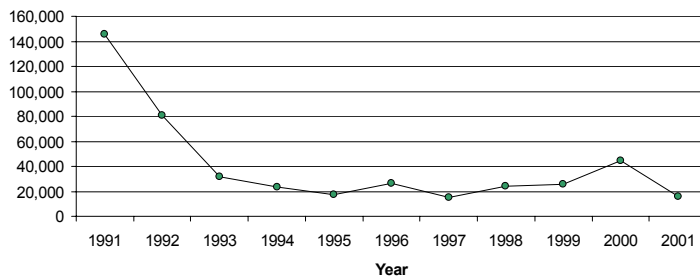
New Enrollments (Acres): 1991-2001



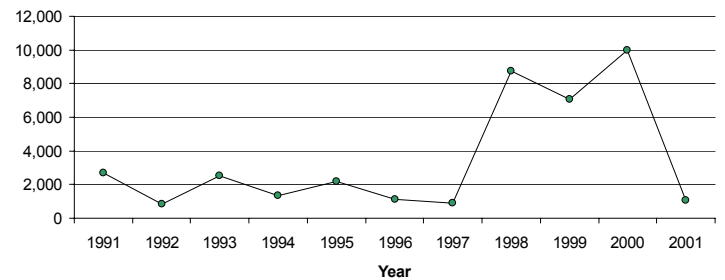
Public Acquisitions (Acres): 1991-2001



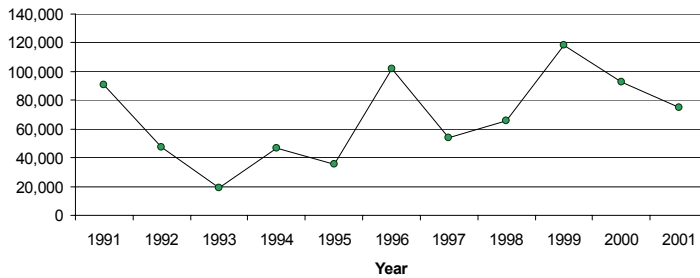
Nonrenewal Initiations (Acres): 1991-2001



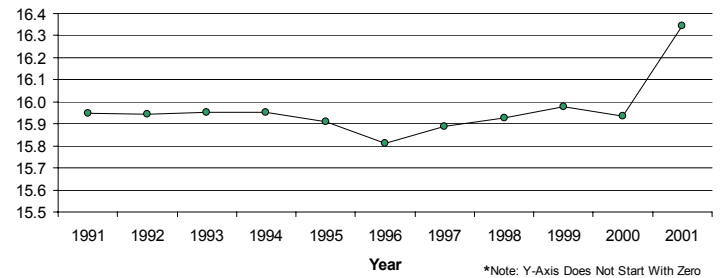
City Annexations (Acres): 1991-2001



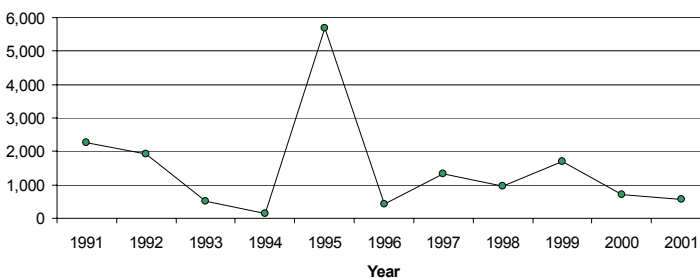
Nonrenewal Expirations (Acres): 1991-2001



Total Reported Acreage (Millions): 1991-2001*



Cancellations (Acres): 1991-2001



Open Space Subvention Act Payments (Millions): 1991-2001

